

PETITION FOR SPECIAL EXCEPTION

85-174-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and do hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for one 12' x 25' advertising sign, double faced and illuminated.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Lessee: Foster & Kleiser
Contract Purchaser: Foster & Kleiser
Signature: [Signature]
Address: 3001 Remington Ave.
Baltimore, Maryland 21211
City and State: Baltimore, Maryland 21211

Legal Owner(s): Canton Railroad Company
(Type or Print Name)
Signature: [Signature]
V.P., General Manager
(Type or Print Name)

Address: 4201 Boston Street
Baltimore, Maryland 21224
City and State: Baltimore, Maryland 21224

Signature: [Signature]
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State: Baltimore, Maryland 21224
Name: [Name]
Address: [Address]
Phone No.: [Phone No.]

My telephone No.: [Phone No.]
Address: [Address]
Phone No.: [Phone No.]

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of November, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 31st day of December, 1984, at 10:15 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

Canton Railroad Company
c/o North Point
111 W. Chesapeake Ave.
Towson, Maryland 21204

85-174-X
#102

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 85-174-X
Date: December 19, 1984

In view of the specific location, this office offers no comment.

[Signature]
Norman E. Gerber, Director

NEG:JGH:bjs

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 20, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Canton Railroad Company
Mr. Thomas H. Myers
4201 Boston Street
Baltimore, Maryland 21224

RE: Item No. 122 - Case No. 85-174-X
Canton Railroad Company
Special Exception Petition

Dear Mr. Myers:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Foster & Kleiser
Mr. W. Walker
3001 Remington Avenue
Baltimore, Md. 21211



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

December 10, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #122 (1984-1985)
Property Owner: Canton Railroad Company
N/ES North Point Blvd. 835' N/W from center-line Baltimore Street
Acres: 15 x 30
District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

As no public facilities are involved, this office has no comment.

Very truly yours,

[Signature]
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:EAM:REC:88

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 13th day of November, 1984.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Canton Railroad Co.
Petitioner's Attorney: [Signature]

Received by: [Signature]
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee



Maryland Department of Transportation

State Highway Administration

William K. Hoffmann
Secretary
Hal Kassoff
Administrator

November 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 11-13-84
ITEM: #122.
Property Owner: Canton Railroad Company
Location: NE/S North Point Blvd., Route 151, 835' N/W from c/1 Baltimore Street.
Existing Zoning: B.R.
Proposed Zoning: Special Exception for one 12 x 25 advertising sign, double faced and illuminated.
Acres: 15 x 30
District: 15th

Dear Mr. Jablon:

On review of the submittal and field inspection showing for advertising sign, outside the S.H.A. right of way, we find the plan generally acceptable.

However, any additional information or comments regarding the proposed advertising structure should be through Mr. Morris Stein, Chief of Outdoor Advertising at 659-1642.

Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

cc: Mr. J. Ogle

Mr. M. Stein (w-attachment)

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech By: George Wittman
383-7555 Baltimore Metro - 665-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 1701 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
404-3211

NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

11/29/84
Re: Zoning Advisory Meeting of 11/13/84
Item #122
Property Owner: Canton Railroad Company
Location: N/ES North Point Blvd., 111 W. Chesapeake Avenue

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

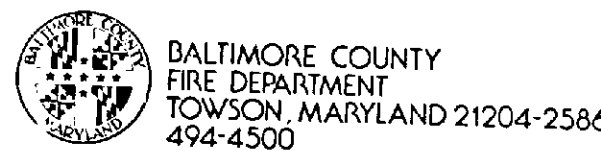
- (X) There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- (X) The access is not satisfactory.
- (X) The circulation on this site is not satisfactory.
- (X) The parking arrangement is not satisfactory.
- (X) Parking calculations must be shown on the plan.
- (X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- (X) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- (X) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- (X) The amended Development Plan was approved by the Planning Board on [Date].
- (X) Landscaping should be provided on this site and shown on the plan.
- (X) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is []
- (X) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

[Signature]
Eugene A. Boller
Chief, Current Planning and Development

MAY 9 1985

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Special Exception



PAUL H. REINCKE
CHIEF
Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

November 23, 1984

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Canton Railroad Company

Location: NE/S North Point Blvd. 835' N/W from c/l Baltimore Street
Item No.: 122 Zoning Agenda: Meeting of 11/13/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

November 29, 1984

Canton Railroad Company
4201 Boston Street
Baltimore, Maryland 21224
Attention: Mr. Thomas H. Myers

NOTICE OF HEARING
RE: Petition for Special Exception
NE/S of North Point Blvd., 910'
NW of the c/l of Baltimore Street
Canton Railroad Company - Petitioner
Case No. 85-174-X

TIME: 10:15 a.m.

DATE: Monday, December 31, 1984

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 134386

DATE: 10/30/84 ACCOUNT: R-01-615-000

AMOUNT: 102.00

RECEIVED FROM: *[Signature]*

FOR: *[Signature]*

101*****100501a #304F

VALIDATION OR SIGNATURE OF CASHIER

cc: Mr. Wilbur Walker
Foster and Kleiser
3001 Remington Avenue
Baltimore, Maryland 21211

111 West Chesapeake



TOWSON, MARYLAND 21204
November 20, 1984
TED ZALESKI, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #122 Zoning Advisory Committee Meeting are as follows:

Property Owner: Canton Railroad Company
Location: NE/S North Point Blvd. 835' N/W from c/l Baltimore Street
Existing Zoning: B.R.
Proposed Zoning: Special exception for one 12 x 25 advertising sign, double faced and illuminated.

Acres: 15 x 30
District: 15th.

The items checked below are applicable:

(A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 and other applicable codes.

(B) A building/other miscellaneous permit shall be required before beginning construction.

(C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

(D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer seal is required to file a permit application.

(E) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 407 and Table 402, also Section 503.2.

(F) Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.

(G) A change of occupancy shall be applied for, along with an alteration permit application, and those required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

(H) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

(I) Comments - Signs shall comply with Article 19 as amended by Bill 4-82.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Charles E. Burnham, Chief
Plans Review

CEB:ee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
85-174-X
12/13 PM

District: 15th Date of Posting: 12/11/84

Posted for: Petition for Special Exception

Petitioner: Canton Railroad Company

Location of property: NE/S North Point Blvd., 910' NW of C/L of Baltimore St.

R.R. Crossing N. Pt. Blvd. 21224

Location of Sign: R.R. Blvd. across 20' from roadway on NE/S

of R.R. track on property of Petitioner

Remarks:

Posted by: *[Signature]* Date of return: 12/14/84

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 13, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 13, 1984.

THE JEFFERSONIAN,

[Signature]
Publisher

85-174-X

Cost of Advertising 20.00

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE/S of North Point Blvd., : OF BALTIMORE COUNTY
910' NW of the Centerline of : Case No. 85-174-X
Baltimore St., 15th District :
CANTON RAILROAD COMPANY, :
Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 14th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to Thomas H. Myers, Vice President, General Manager, Canton Railroad Company, 4201 Boston Street, Baltimore, MD 21224, Petitioner; and Wilbur R. Walker, Foster & Kleiser, 3001 Remington Ave., Baltimore, MD 21211, Contract Lessee.

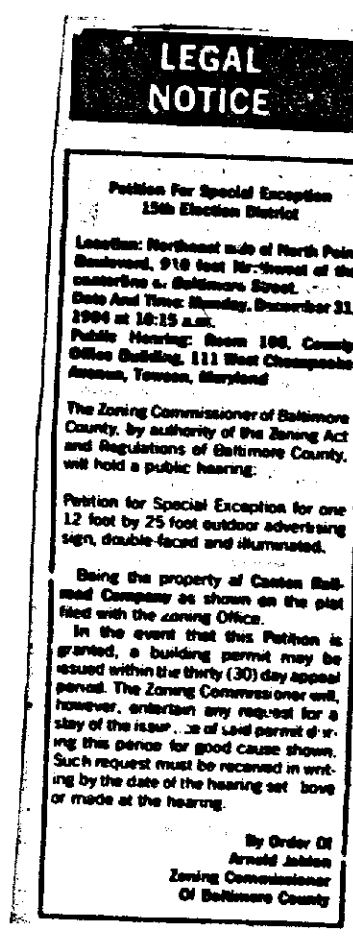
[Signature]
Peter Max Zimmerman

ORIGINAL
CERTIFICATE OF PUBLICATION

Dundalk, MD., 12/14 1984
THIS IS TO CERTIFY, that the annexed advertisement was published in THE BALTIMORE COUNTY JOURNAL, a weekly newspaper, published in Dundalk, Baltimore County, Maryland, appearing on 12/13 1984.

The Baltimore County Journal,

[Signature]
Publisher



60928

FOSTER AND KLEISER

A METROMEDIA COMPANY
3001 REMINGTON AVENUE
BALTIMORE, MARYLAND 21211
(410) 225-8820

December 18, 1984

Arnold Jablon, Esq.
Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

We would like you to enter the appearance of M. Albert Figinski, Esq., as attorney for our company in the matters of two Petitions for Special Exceptions, scheduled for hearings on December 31, 1984, as follows:

(1) NE/S of North Point Blvd., 910' NW of C/L of Baltimore St. Case No. 85-174-X - Petitioner - Canton Railroad

(2) NW/C Cor. Baltimore National Pike and Rolling Rd. Case No. 85-173X - Petitioner Angelo Anopoulos

Foster & Kleiser, Contract Lessee in both cases.

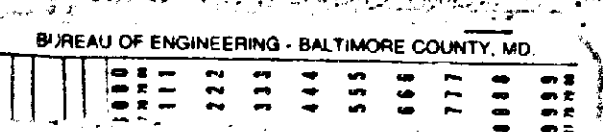
Mr. Figinski's address appears below.

Thank you for your handling.

WRW/lbr

cc: M. Albert Figinski, Esq.
36 S. Charles Street
Baltimore, Maryland 21201

Sincerely,
[Signature]
dictated but not read





December 26, 1984

Mr. W. Walker
Foster and Kleiser
3001 Remington Avenue
Baltimore, Maryland 21211

RE: NW/S of North Point Blvd., 310' NW of
the c/l of Baltimore Street
Petition for Special Exception
Canton Railroad Company - Petitioner
Case No. 85-174-X

Dear Mr. Walker:

This is to advise you that \$45.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 003181

DATE 1/11/85 ACCOUNT R-01-615-000

AMOUNT \$ 45.00

RECEIVED FROM: Foster and Kleiser

FOR: Advertising and Posting of Case No. 85-174-X
(Canton Railroad Company)

C 00E*****45.00 85118

VALIDATION OR SIGNATURE OF CASHIER

the Board of Appeals of Baltimore County and ordered that outdoor advertising signs be permitted in B.R. Zones by special exception. In effect, the Court continued in full force and effect the decision rendered in Metromedia, Inc. v. Baltimore County, Case No. 103167, where it was determined that the B.R. Zone was not included in the BCZR by mistake and that the most recent BCZR had not been satisfied correctly. Although the Order in the most recent case does not provide reasons for the decision and in fact is not binding on any other subsequent and similar case, it would be impractical and ridiculous not to apply it to all other requests for special exceptions for outdoor advertising signs in B.R. Zones. Therefore, it must be determined only whether the conditions delineated by Section 502.1 have been satisfied.

It is clear that the proposed use would not be detrimental to the primary commercial uses in the vicinity of the proposed signs.

After reviewing all of the testimony and evidence presented, it appears that the special exception as applied for should be granted, with certain restrictions as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioner do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or

PROPERTY DESCRIPTION

BEGINNING AT A POINT LOCATED ON THE NORTHEAST SIDE OF NORTH POINT BOULEVARD
(150 FEET WIDE), ^{90'} ~~225~~ ^{NW} FEET FROM THE CENTERLINE OF BALTIMORE STREET (70 FEET
WIDE) AND 135 FEET FROM THE CENTERLINE OF NORTH POINT BOULEVARD AND THENCE
RUNNING THE FOLLOWING COURSES AND DISTANCES: 1.) NORTHEASTERLY AT A RIGHT
ANGLE TO NORTH POINT BOULEVARD A DISTANCE OF 30 FEET TO A POINT, THENCE
2.) NORTHWESTERLY AT A RIGHT ANGLE A DISTANCE OF 15 FEET TO A POINT, THENCE
3.) SOUTHWESTERLY AT A RIGHT ANGLE A DISTANCE OF 30 FEET TO A POINT, THENCE
4.) SOUTHEASTERLY AT A RIGHT ANGLE A DISTANCE OF 15 FEET TO THE BEGINNING
POINT.

PETITION FOR SPECIAL EXCEPTION

15th Election District

LOCATION: Northeast side of North Point Boulevard, 910 feet
Northwest of the centerline of Baltimore Street.

DATE AND TIME: Monday, December 31, 1984 at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for one 12 foot by 25 foot outdoor advertising sign, double-faced and illuminated.

Being the property of Canton Railroad Company
the plat filed with the Zoning Office. _____ as shown on

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITION SPECIAL EXCEPTION * BEFORE THE
NE/S of North Point Boulevard, *
910' NW of the centerline of * ZONING COMMISSIONER
Baltimore Street - 15th *
Election District * OF BALTIMORE COUNTY
Canton Railroad Company, * Case No. 85-174-x

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception to locate an outdoor advertising sign on its property, as more particularly shown on Petitioner's Exhibit 1.

The Petitioner, by its Contract Lessee, Foster & Kleiser, appeared and was represented by Counsel. Also appearing was Barry Friedman, Director of Public Affairs for Foster & Kleiser. There were no Protestants.

Testimony indicated that the site for the sign, zoned B.R., is located in an area bounded by North Point Road and Rolling Mill Road and is adjacent to the railroad tracks owned by the Canton Railroad Company, as shown on Petitioner's Exhibit 1. The proposed 12' x 25' double-faced, illuminated sign would be located in an area that is highly commercial and industrial. The sign will satisfy all of the setback requirements of Section 413.3 and relevant requirements of Section 413.5, Baltimore County Zoning Regulations (BCZR).

the Petitioner seeks relief from Section 413.3, pursuant to Section 502.1,


the issue of whether outdoor advertising signs are permitted by special exception, pursuant to Section 4134.3, in B.R. Zones inasmuch as the B.R. designation is not included therein has been long debated in Baltimore County. The most recent event is a decision rendered by the Circuit Court of Baltimore County. In the Matter of Euclay Realty, Case No. 84C043, where the Court reversed

alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the BCZK.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of January, 1985, that the Petition for Special Exception for two 12' x 25' illuminated outdoor advertising signs, as described above, be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE January 5, 1975 AJ/2/1
cc: Mr. Albert Figinski, Esquire
People's Counsel
Minister of Justice